

CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: Evan and Laura Michaelides, owners

Property: 1809 Summer Street, Lot 10, Tract 11, Block 306, Shearn Subdivision. The property includes a historic 2,154 square foot, two-story brick veneer single-family residence situated on a 5,150 square foot (51.50' x 100') interior lot.

Significance: Contributing Brick Fourplex residence, constructed circa 1920, located in the High First Ward Historic District.

Proposal: Alteration – In January 2014 the applicant was permitted to wall over the original sash windows on the interior. In July 2014 the applicant received a Red Tag for exceeding their permitted scope of work and removing two sash windows and bricking in the openings. At the August 2014 HAHC meeting the applicant was denied a COA to brick in the two windows openings, the applicant has since reinstalled the 1-over-1 sash windows and walled over the windows on the interior. The applicant is now requesting a COA for the following:

- Install exterior wood shutters on the two reinstalled 1-over-1 sash windows on the second floor of the rear of the east elevation.
- A pair of wood shutters will be applied to the rear window while a single shutter will be applied to the southern window in the adjacent pair of windows. The northern window in the pair will not be shuttered.

See enclosed application materials and detailed project description on p. 4-8 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 5, 7, 10

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The installation of the wood shutters over two existing wood 1-over-1 sash windows introduces an exterior element that was never present on the residence and alters the historic character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The two-story brick residence has never featured wood shutters, the installation of wood shutters over the two existing wood sash window introduces an exterior element that was never present on the building and is not in keeping with the historic character.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<i>The proposed installation of new wood shutters is not replacing a missing exterior feature. This building did not originally, or currently, feature shutters. No physical or pictorial evidence has been submitted to substantiate the use of shutters on this building.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
<i>The installation of the wood shutters alters the historic character of the residence by introducing an exterior element that was never present on the original residence.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

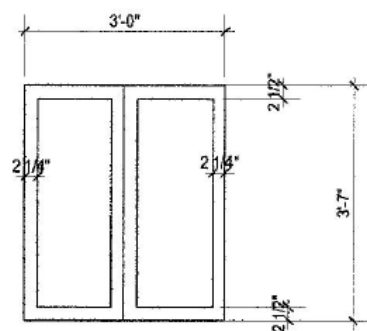


CURRENT PHOTO

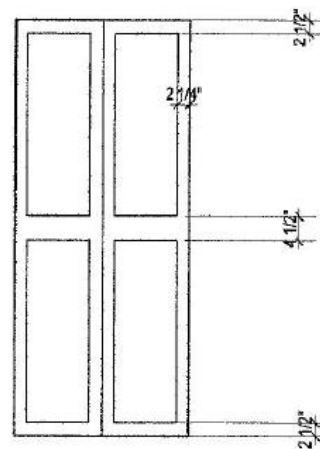


EAST- Side Elevation

PROPOSED




01 SHUTTER AT EAST WALL (NEAR REAR-2ND FLOOR)
3/8" = 1'-0"



01 SHUTTER AT EAST WALL (2ND FLOOR)
3/8" = 1'-0"

COMPLIANCE DOCUMENTATION

RED TAG

 **CITY OF HOUSTON**
CODE ENFORCEMENT
Planning and Development Services Division
Public Works and Engineering Department

DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK

1809 Summer

Address: *CALL (713) 837-7963*

AS PER SECTION 113.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
Did BRICK OVER 2 WINDOW OPENINGS ON EAST ELEVATION without permit or Certificate of Appropriateness. Citations and/or stopwork may be forth coming

1st NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2000.00 PER INCIDENT.

De acuerdo con la sección 113.1 del código de edificación de la Ciudad de Houston. Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

STRUCTURAL BUILDING INSPECTIONS: 832-394-8840

INSPECTOR ID *310* INITIAL *PS* DATE *7/22/14*

PROJECT DETAILS

Windows/Doors: The residence features 1-over-1 wood sash windows. Two windows on the second floor at the rear of the east elevation have been walled over on the interior.

Wood shutters will be installed on the exterior of two 1-over-1 sash windows that have been walled over. A pair of wood shutters will be applied to the rear window while a single shutter will be applied to the southern window in the adjacent pair of windows. The northern window in the pair will not be shuttered. See drawings for more detail.

DRAFT